

# BADLAKE FARM

WEST ANSTEY • SOUTH MOLTON • DEVON

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# BADLAKE FARM

WEST ANSTEY · SOUTH MOLTON · DEVON · EX36 3PE

Dulverton about 5 miles South Molton about 11 miles (distances approximate)

A period farmhouse in a quiet hillside location  
with outbuildings and 104 acres

- Grade II\* listed 6 bedroom farmhouse
- Attractive range of traditional buildings with scope for a variety of uses
  - Two large, adaptable modern farm buildings
    - Good productive pasture land
    - Pockets of woodland and ponds
  - In all about 104 acres (42.08 hectares)

Available as a whole or in two lots



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Your attention is drawn to the Important Notice on the last page of the text

## SITUATION

Badlake Farm occupies a stunning, peaceful location just half a mile south of Exmoor National Park, an area renowned for some of the finest countryside and a designated Area of Outstanding Natural Beauty. The farm lies on the edge of the small village of West Anstey which has a parish church and a good local community. Dulverton, just 5 miles from Badlake, known as the gateway to Exmoor is a bustling town with a church, speciality shops, inns, restaurants, butchers and a small supermarket. The popular market town of South Molton is around 11 miles away and provides a wider range of everyday amenities including a supermarket, primary and secondary schooling, a doctors surgery and a well regarded weekly livestock market.

Communications are good with easy road access to the A361 North Devon Link Road providing a fast route to the popular beaches of North Devon. The A361 also connects to the M5 at J27 and intercity trains depart hourly from Tiverton Parkway. Both Bristol and Exeter International airports are within convenient reach.

## DESCRIPTION

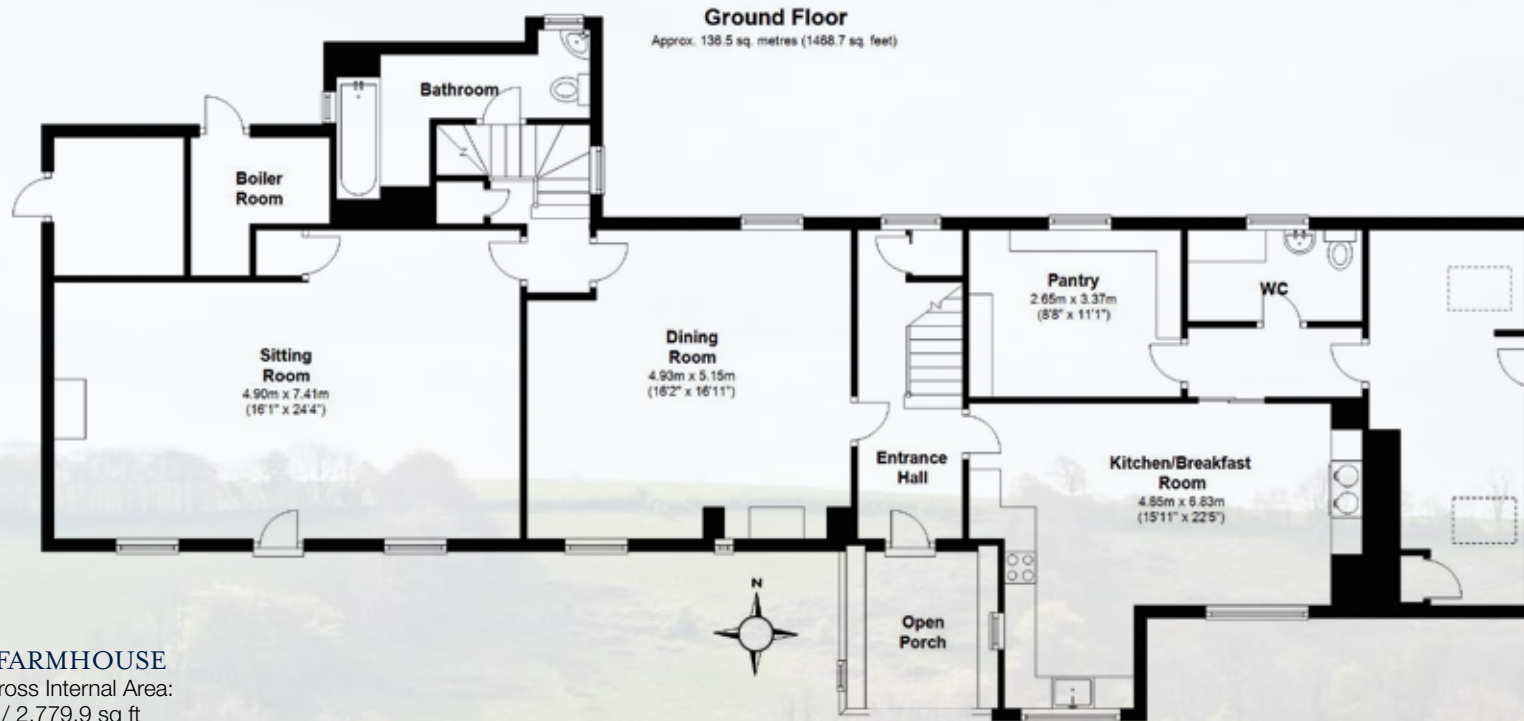
Badlake Farm is a beautiful, productive, well maintained upland Farm in a sought after location and comes to the market for the first time in 50 years. The property is secured on the West by a private drive and on the North, East and South by 104 acres of productive pasture land offering a total sense of privacy and security. The property is a wonderful family home providing spacious accommodation in a protected setting. Constructed of cob and stone under a pantile roof (new in 2013), the Grade II\* listed farmhouse has many interesting architectural features including oak plank and muntin screening, wood and tiled floors together with wood burners in the sitting and dining rooms to complement the large space.



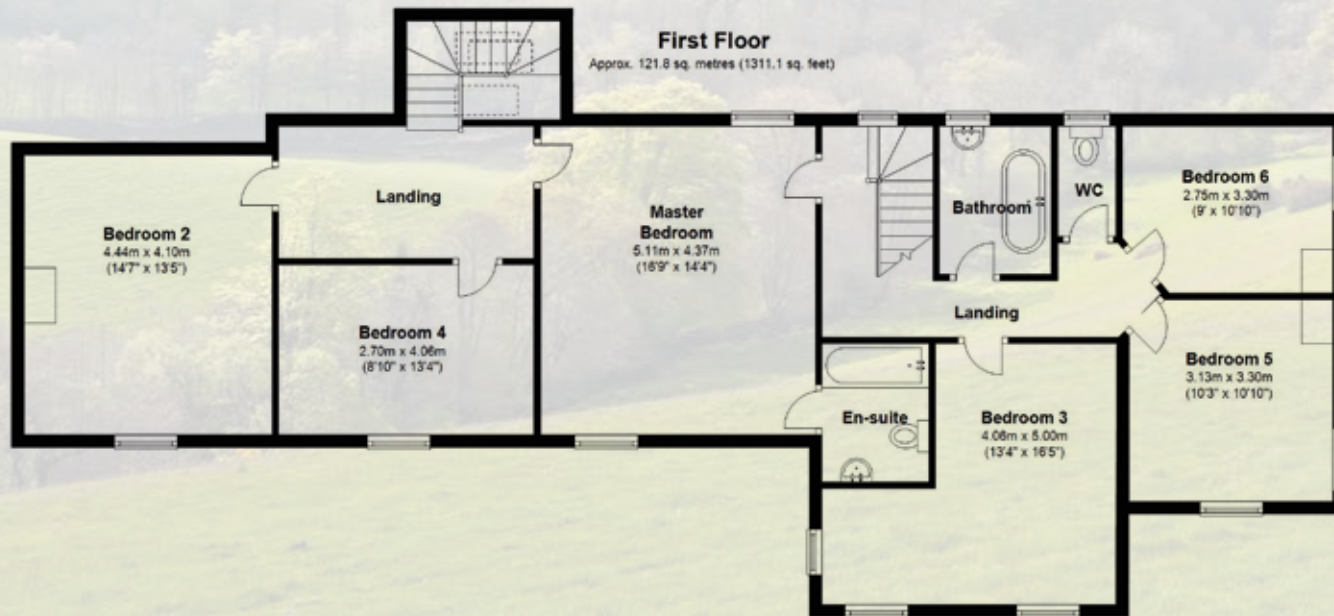


## ACCOMMODATION

An open porch leads into the traditional entrance hall with stairs ahead. Door to right into spacious kitchen with well fitted units and a rayburn. Beyond the kitchen is a good sized pantry with original slate shelving and extensive storage, a downstairs cloakroom and large utility room. To the left of the entrance hall is a large dining room with log burner and south facing aspect. Door through to family sitting room, a stunning room full of natural light with south facing aspect and door leading to patio. Stairs to first floor landing with two double bedrooms, a single bedroom and a family bathroom on the east wing. The west wing provides an en-suite master bedroom with high ceiling and arching wind braces, two further double bedrooms, a bathroom and a back staircase leading down to sitting room.



**BADLAKE FARMHOUSE**  
Approximate Gross Internal Area:  
258.3 sq m / 2,779.9 sq ft



## BADLAKE FARM OUTBUILDINGS



## GARDENS

The farmhouse has a well maintained garden stocked with a wide variety of specimen plants to the south sheltered by small pocket of mature woodland.

## LAND

The land is contained within a ring fence and extends to 104 acres of level and gently sloping pasture as well as approximately 11.5 acres of mature woodland including four spring fed lakes high in amenity value and with a diverse range of flora and fauna on show throughout the seasons. The pasture land is predominantly grade 3 and there is strong potential to create a small family shoot and opportunities for other country pursuits within the grounds of Badlake Farm.

The farm currently operates in a traditional upland manner and is capable of supporting beef or sheep enterprises. It is currently used for the grazing of sheep and equestrian purposes with direct access to some of the South West's unrivalled out riding. The farm offers potential to further enhance either venture.

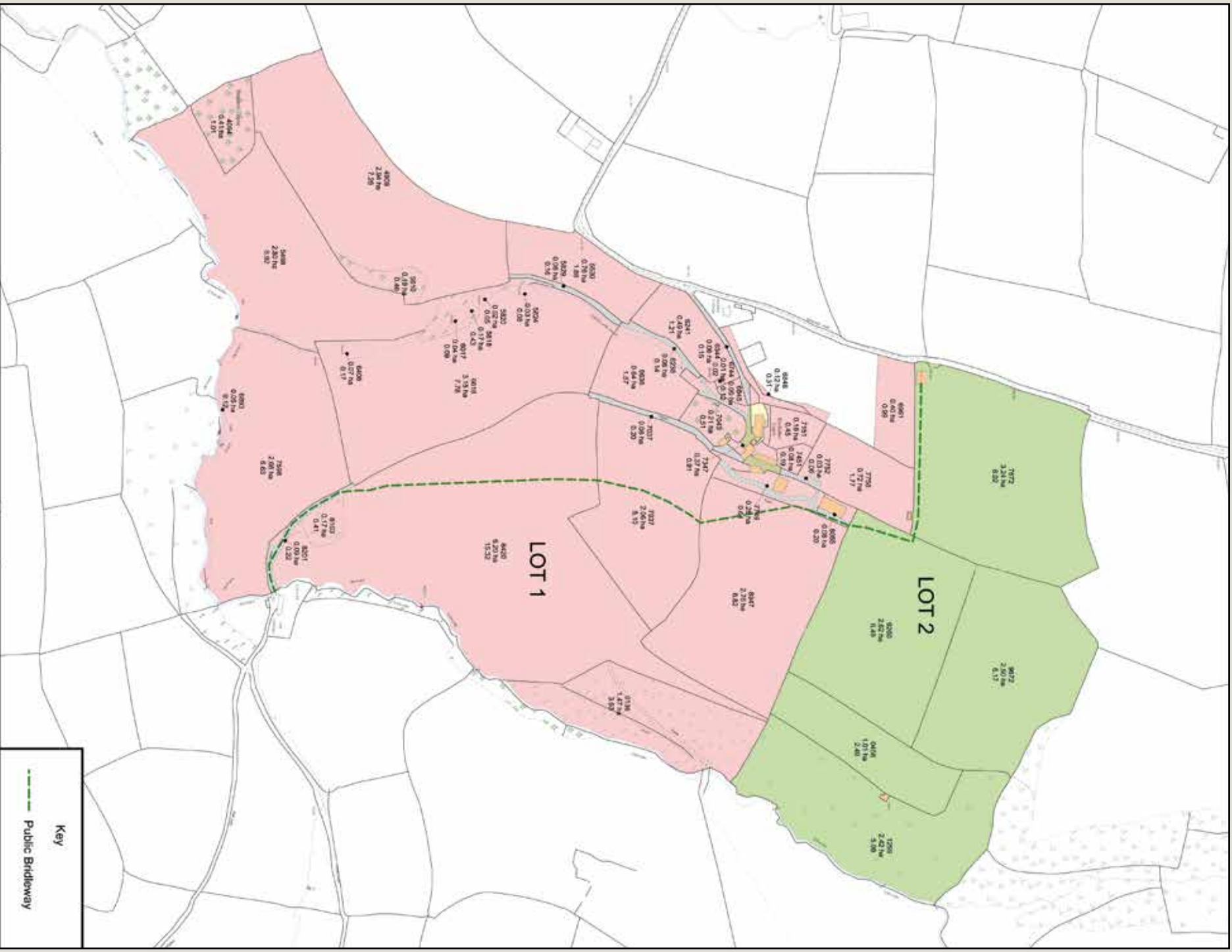
## OUTBUILDINGS

There is scope to further enhance the residential element Badlake has to offer. Within the farmstead, there is a good range of traditional outbuildings with separate garaging which have significant potential for alternative uses subject to the necessary planning consents to produce alternate streams of income to the holding. There are two sizeable modern farm buildings which are currently used for the storage of machinery however also offer potential for change of use subject to planning.









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Drawing No R9200-01 Date 18.05.17

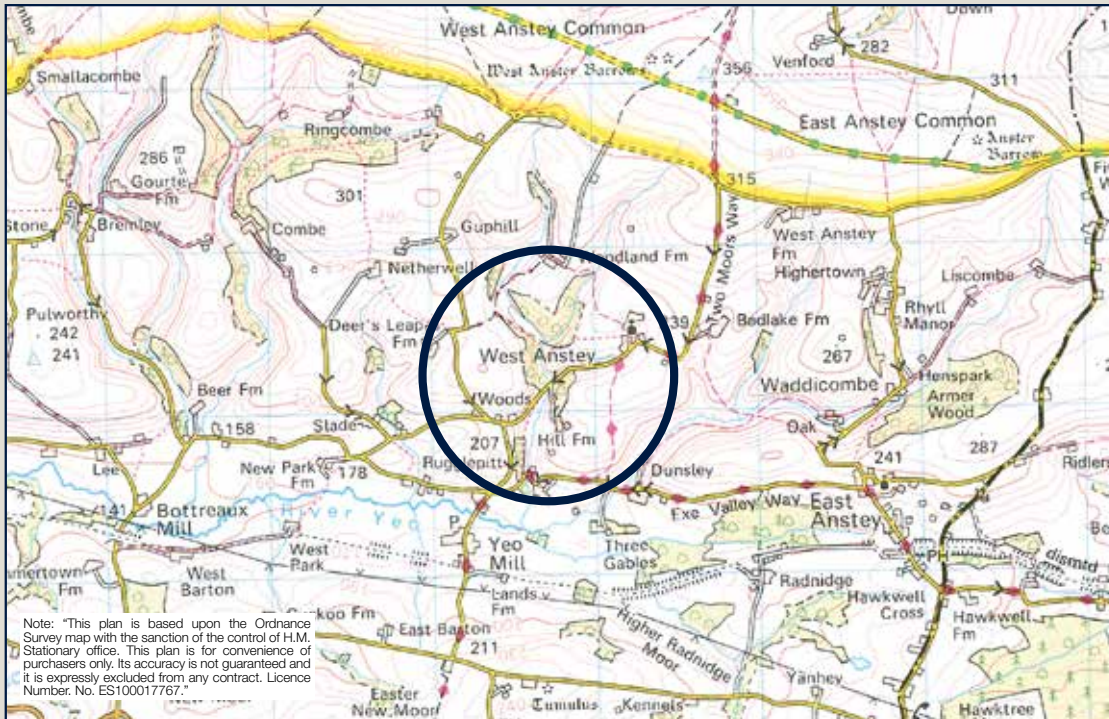
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Badlake Farm



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LOT	DESCRIPTION	ACREAGE
1	Badlake Farmhouse, Traditional and Modern Farm Buildings, productive pasture land, woodland and ponds.	Approx 73.95 acres
2	Level and gently sloping pasture land lying to the North East of the Farmhouse with road access.	Approx 29.14 acres

### TENURE

Freehold with vacant possession.

### LOCAL AUTHORITY

North Devon Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG

### FOOTPATHS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. There is a public bridleway along the points marked A-B on the sale plan.

**POSTCODE:** EX36 3PE

### SERVICES

Private & mains water, Single phase electricity, Wood fuelled heating, Private drainage

### FIXTURES AND FITTING

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation.

**COUNCIL TAX:** Band G

### SHOOTING RIGHTS

The shooting rights are in hand and included in the sale as far as they are owned.

### DIRECTIONS

From the M5, Junction 27, take the A361 North Devon Link Road towards Tiverton/ Barnstaple. After 6 miles, at the roundabout take the 2nd exit and continue on the A361. After approximately 6.5 miles, turn right signposted West Anstey. Continue for 2 miles then turn left at Swinehammoor crossroads. Continue for another 2 miles then turn left on the B3227 towards South Molton, after half a mile, turn left signposted West Anstey. Take the next left on Smallacombe Hill, then immediate right. Continue for approximately 1 mile and turn right. Continue around two sharp bends and the entrance to Badlake will be on your right. Proceed down the private drive and you will arrive at Badlake Farm.

### VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

### BASIC PAYMENT SCHEME (BPS)

The BPS will be claimed for 2017 by the current vendors. The entitlements will be included in the sale and best endeavours will be made by the vendor to transfer the relevant entitlements following the successful completion of the sale.

### IMPORTANT NOTICE

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